TOWN OF BIG FLATS
1104 County Rd. C
Arkdale, WI 54613
608-564-7754
pcchair@bigflatswi.com

LAND MODIFICATION APPLICATION

Submit five copies to the Town Clerk: 1. Completed Application 2. Appropriate Fee 3. Sketch Map

1. Name, address, email and phone number of the owner of the property to be divided: _____

_____

2. Location and size of the property: _____

3. Name, address and phone number of the surveyor: _____

_____

4. Present use of the land: _____

5. Modification of land requested: _____

6. Existing land use controls adjacent to the proposed land division _____

7. Estimated timetable of development _____

8. Name of proposed subdivision (if applicable) _____

9. Attach draft of any proposed deed restrictions and covenants (if applicable).

10. Attach specifics regarding any public improvements (if applicable).

11. Attach Sketch Map. (At a scale of 1" = 200' or other appropriate scale. Paper should be no larger than 11" x 17". Each submission shall include all contiguously owned land except the sketch map need not show more than two (2) times the area of the intended certified survey). The sketch map shall show the following information:

(a) North arrow, date, scale and reference to a section corner.
(b) Approximate dimensions and areas of the parcels and easements.
(c) Location and type of existing and proposed buildings and structures.
(d) Location of existing and proposed roads and driveways and distances to the nearest adjoining driveways on both sides of the proposed site.
(e) Location of general land cover types such as woodlands, wetlands, agricultural, etc.
(f) Location of any slopes of 12% or steeper.
(g) Setback or building lines required by any approving agency.
(h) Land uses adjacent to the property and existing roads, easements of record, public access to navigable water, dedicated areas and utilities.

12. The Plan Commission may require additional information in order to make its decision on the land divider's application.

PROCESSING OF APPLICATION: The Town Clerk shall, within 10 working days of receipt of a completed application,and fee of **$100.00** transmit copies of the Land Division Application and Sketch Map to the Town Plan Commission.

PRESENTATION TO COMMISSION: The land divider or the land divider's designee shall attend the meeting and present the Land Division Application and sketch map to the Town Plan Commission for its consideration. The Land Division Application, Sketch Map, and other relevant information shall be reviewed by the Town Plan Commission for conformance with the Town's Land Division Ordinance, the Land Use and Zoning Ordinance, the Comprehensive Plan, and all other applicable Town ordinances and regulations.